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P A R T I C U L A

A N D

C O N D I T I O N S o f S A L E

O F A N O B L E, V A L U A B L E

Freehold ESTATE,

S I T U A T E, L Y I N G A N D B E I N G

In the Counties of *Cambridge* and *Suffolk*,

C O N S I S T I N G O F

The Manors of *Horsebeath*, *Carbonells*, *Limberries*, *Borsers Hall*, *Jacobs Goodridge*, *Barham*, *Eynell*, *West Wickham*, *Stretly Hall*, and *Yenold*, together with the Rectory impropriate of *West Wickham*, capital Mansion, Park, Lawns, Gardens, &c.

T H E E S T A T E S o f

~~The Rt. Hon. Lord MONTEFORT;~~

A L S O

Several Messuages, Farms, Lands, Tenements, &c. containing near Five Thousand Acres of Arable, Meadow, Pasture and Wood Land; the Whole compact and within a Ring Fence, divided into several eligible Farms, let to good Tenants, at the several Rents (exclusive of the Mansion House) of 3050*£.* per Annum.

W h i c h w i l l b e S o l d b y A U C T I O N,

I n S E V E N T E E N L O T S,

B y M e s s . C h r i s t i e a n d A n s e l l ,

A t t h e i r G r e a t R o o m n e x t *Cumberland House*, *Pall Mall*,

O n M O N D A Y, J u n e 2, 1777, a t O n e o ' C l o c k.

N. B. Mr. *Lagden* at *Abington*, near *Horsebeath*, will shew the Estate; and
Plans of the Estate may be seen at Mess. *Christie and Ansell's*, *Pall-Mall*.



Particulars and Conditions of Sale, &c.

LOT I.

CONSISTS of the extensive Manors of Horseheath, Carbonells, Limberries, Bofers Hall, Jacobs Goodridge, Barham, otherwise Barham Eynells, a noble Park containing six hundred and ten Acres, three Rood and eleven Perch, as hereafter described; the Lands in which are most beautifully disposed by Nature, whose luxuriant Hand has so featured the circumadjacent Country as to display Prospects interesting, picturesque and unequal'd.

Wood, Water, and rich Pasture form beautiful Contrasts to enrich the Scene, and its Locality to Cambridge, Newmarket, Saffron Waldon, and other respectable Market Towns, together with the Excellence of the Turnpike Roads, render this Estate one of the most desirable in the Kingdom.

N. B. The South Wing of large Dimensions, containing numerous Apartments, some of which are spacious, and may with Facility be converted into a Mansion House, together with the Kitchen Gardens, containing Hot-houses, &c. The Farm-house, Barn and Out-houses belonging to the Farm, will be included in this Lot. But the Mansion House and other Offices, with the elegant Green House, &c. are intended to be sold in separate Lots and pulled down; and the Whole of said Materials shall be removed from off the above Premises on or before Lady-day 1778, unless the Purchaser of said Lot I. shall chuse to become the Purchaser of said Materials at a fair Valuation.

The Park is subject to a Modus of only 5l. 13s. 3d. in Lieu of great and small Tithes, excepting the lower Garden, Close, and about a Moiety of the Lawn, which pay three several Sums, making together about 1l. 17s.

T. man.	IN HAND			LAND TAX			Rent
	No.	Names of Pieces	Quantity	Quality	Observations		
			A. r. p.				
	1	The Scie of the Mansion-house, Out-Houses, Yards, Gardens, Ponds, Cow-Yard, Wilderness and Lawn	20 0 37				
	2	Close	2 8 37	Pasture	In Wickham Parish.		
	3	Menagery	3 1 10	ditto	Ditto.		
	4	Hare Wood	38 0 18	wood	Ditto.		
	5	Lawn	143 1 9	pasture			
	6	Lower Garden	1 1 28				
	7	Close	1 1 5				
	8	Late the Steward's House and Garden	0 2 26				
James Eves	10	Gamekeeper's House, Menagery, &c.	—	—			5 6 0
	11	Park	325 1 0	pasture	598 : 3 : 27 in Wickham.		
	12	Hither Paddock	11 3 10	ditto	37 : 0 : 30 in Withersfield.		
	14	Lower Paddock	9 0 0	ditto			
	27		—	—	Worth 1l. 5s. per Acre.	762 10 0	
	36	Blunt's Field	53 1 23	pasture	In the Parish of Wickham, vide general Plan of that Parish.		
			610 3 12	—	Quit-Rents commun. annis Fines, &c.	1 16 4	
			—	—	—	2 10 0	
			—	—		771 16 4	

N. B. This Lot is subject to the Payment of 5l. to the Poor of the Parish, for Town Green that was taken into the Park.

LOT II.

WILLIAM ASHBY, Tenant at Will.

MILL, SMALL HOUSE, Stable, Garden, Close, &c.

Year. val.
A. r. p. £. s. d.

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L o t IV.

Consists of a Farm House, Barns, &c. in the Parish of Horseheath,

And contains as follows.

Tenant	N ^o .	Names of Pieces	Quantity A. r. p.	Quality	Observations	Rent £. s. d.
John Swan, on Lease for 21 Years, from Michaelmas 1771.	137	Drift Way	—	1 3 25	pasture	
	139	Part of Home Close	—	1 2 19	ditto	
	140	Part of ditto	—	2 3 18		
	142	House, Barns, Yards, Gar- dens, &c.	—	1 0 8		
	144	Close	—	1 1 18	ditto	
	147	House, Barns, Yards, Garden, &c.	—	0 3 9		
	148	Church Field	—	3 1 28	ditto	
	149		—	2 2 4	ditto	
	150		—	1 1 11	ditto	
	151	Jenkins	—	10 2 5	pasture ruff	
	152	Part of Valley Field	—	1 2 11	arable	
	153	Ditto	—	4 1 27	ditto	
	154	Ditto	—	5 0 17	ditto	
	155	Ditto	—	2 1 18	ditto	
	156	Ditto	—	1 0 24	do. & mead. ditto	
	157	Ditto	—	3 3 38	arable	
	158	Ditto	—	2 2 4	do. & mead. ditto	
	159	Ditto	—	5 0 22	arable	
	160	Ditto Valley Bottom	—	2 2 21	meadow	
	161	Ditto	—	12 0 34	arable	
	162	Ditto	—	15 0 18	ditto	
	163	Ditto	—	19 0 31	ditto	
	164	Ditto	—	12 1 11	ditto	
	165	Ditto	—	7 0 12	ditto	
	166	Ditto	—	11 2 13	ditto	
	168	Ditto	—	15 0 18	ditto	
	169	Ditto	—	31 0 0	ditto	
	170	Ditto	—	3 1 11	ditto	
	171	Ditto	—	12 1 23	ditto	
	172	Ditto	—	2 2 3	ditto	
	173	Ditto	—	0 1 28	ditto	
	174	Ditto	—	20 2 38	ditto	
	175	Ditto	—	2 1 16	ditto	
	176	Ditto	—	4 0 12	ditto	
	177	Ditto	—	4 2 16	ditto	
	178	Ditto	—	16 3 25	ditto	
	64		—	1 0 30	pasture	
	65		—	3 2 15	arable	
	66	Saghouse	—	2 3 24	ditto	
	67		—	4 2 22	ditto	
	68		—	6 3 5	pasture	
			255 0 15			
		New Plantation	—	12 0 6	wood	
	143	Mr. Robert Forrers Mr. Stinton's Cottage and Garden	—	0 1 13		
			0 1 13			
		T O T A L	267 3 7			
						145 4 8
						12 0 0
						2 10 0
						2 0 0
						165 14 0

N. B. The greatest Part of Horseheath is inclosed, and the rest open Field Land.

The Messuage or Farm House in this Lot, and about 28 Acres of Land are incorporated in this Farm, together with about twenty-two Acres of Land incorporated also in other Lots, which are particularized in the Column of Remarks to each Farm, are held by Lease for twenty-one Years, from Pembroke Hall in Cambridge, renewable every seven Years, on Payment of a Fine, and under a Corn Rent and Rent Money, which together upon the Average for seven Years last past, hath amounted to 13l. 1s. 2d. yearly. Each Lot to pay an adequate Proportion of said Rent and Fine.

N. B. The last Fine paid on Renewal was 61l. 1s. 6d.

L O T V.

H E A T H F A R M

Consists of a good Farm House, Barn, Stable, Cow-house, Out-houses, &c.

In the Parish of H O R S E H E A T H.

Tenant	No.	Names of Pieces.	Quantity	Quality	Observations	Rent £. s. d.
			A. r. p.			
Mr. Kidmans, on Lease for 6 Years, from Michaelmas 1774.	179	Common Penn	1 1 0	arable		
	180	—	1 3 2	ditto		
	181	Part of Common Field	2 4	20 ditto		
	182	Ditto	7	1 2 3 ditto		
	183	Grove	1	0 12 wood		
	184	Meadow	3	1 15 meadow		
	185	Six Acres	4	3 11 arable		
	186	—	1	2 0 do. & mead.	College Land	
	187	Grove	1	0 8 wood		
	188	Twelve Acres	1 6	0 31 arable		
	189	Barn, Yard and Close	2	2 6		
	190	Two Acres	1	3 30 ditto		
	191	Grass Penn	2	3 21 pasture		
	192	Part of Common Field	1 6	0 28 arable		
	193	Ten Acres	1 0	3 25 ditto		
	194	—	3	2 4 ditto		
	195	Sheep Penn	0	3 13 pasture		
	196	Horseheath	9 2	1 27 ditto		
	197	Peppridge Penn	3	3 8 arable		
	198	Part of Bartlow Field	2	2 14 ditto		
*	198	Ditto	0	2 36 ditto		
	199	Ditto	4	1 31 ditto		
	200	Ditto	2	0 7 ditto		
	201	Ditto	1	1 38 ditto		
	202	Ditto	0	2 36 ditto		
	203	Ditto	5	1 5 ditto		
	204	Ditto	3	3 2 ditto		
	205	Ditto	2	0 30 ditto		
	206	Ditto	0	3 20 ditto		
	207	Ditto	0	3 39 ditto		
	208	Ditto	0	3 7 ditto		
	209	Ditto	1	0 39 ditto		
	210	Ditto	1	1 25 ditto		
	211	Ditto	0	2 29 ditto		
	212	Ditto	1	0 13 ditto		
	213	Ditto	4	1 15 ditto		
	214	Ditto	1	1 35 ditto		
	215	Ditto	0	2 28 ditto		
	216	Ditto	1	2 3 ditto		
	217	Ditto	9	1 27 ditto		
		TOTAL	245	1 35		134 15 0

This and all the following
Pieces are in Bartlow Parish.

L O T VI.

Consists of a Farm-house, Barn, Dove-house, Out-house, &c.

In the Parish of HORSEHEATH.

Tenant	N ^o .	Names of Pieces	Quantity A. l. r. p.	Quality	Observations	Rent £. s. d.
Stephen Robinson, on Lease for twenty-one years, from Michaelmas 1771.	218	Part of Stone Field	0 3 11	arable.		
	219	Ditto	0 2 26	ditto		
	220	Ditto	2 0 29	ditto		
	221	Ditto	2 0 28	ditto		
	222	Ditto	3 1 08	ditto		
	223	Ditto	9 0 37	ditto		
	224	Ditto	3 1 10	ditto		
	225	Ditto	3 2 30	ditto		
	226	Ditto	0 2 32	ditto		
	227	Ditto	8 0 20	ditto	College Land	
	228	Ditto	0 3 37	ditto		
	229	Ditto	6 1 14	ditto		
	230	Ditto	1 3 34	ditto		
	231	Ditto	17 3 24	ditto		
	232	Ditto	3 0 11	ditto		
	233	Ditto	0 1 24	ditto	ditto	
	234	Ditto	0 3 10	ditto		
	235	Ditto	7 3 23	ditto		
	236	Ditto	2 2 25	ditto		
	238	Ditto	2 1 02	ditto		
	239	Ditto	3 3 39	ditto		
	240	Ditto	3 2 34	ditto		
	242	Ditto	6 1 03	ditto		
	243	Ditto	24 2 36	ditto		
	244	Ditto	7 2 37	ditto		
	245	Ditto	27 2 17	ditto		
	246	Part of Mill Field	6 0 31	ditto		
	247	Ditto	5 1 31	ditto		
	248	Ditto	5 1 01	ditto		
	249	Ditto	0 1 37	ditto		
	250	Ditto	0 3 38	ditto		
	251	Ditto	24 0 39	ditto		
	252	Ditto	5 0 07	ditto		
	253	Ditto	5 3 38	ditto		
	254	Ditto	2 2 15	ditto		
	255	Ditto	6 3 16	ditto		
	256	Part of Mill Field	2 3 10	ditto		
	257	Ditto	4 1 00	ditto		
	258	Ditto	1 3 28	ditto		
	259	Ditto	0 2 25	ditto	ditto	
	260	Ditto	0 2 15	ditto		
	261	Ditto	6 0 06	ditto		
	262	Ditto	12 3 15	ditto		
	263	Ditto	9 1 00	ditto		
	264	Ditto	10 1 26	ditto		
	265	Ditto	0 3 24	ditto		
	266	Ditto	1 2 24	ditto		
	267	Ditto	0 1 32	ditto		
	268	Ditto	5 1 18	ditto		
	269	Ditto	6 0 22	ditto		
	270	Grove	0 2 21	wood		
	271	Part of Mill Field	1 0 05	arable		
	272	Part of Wormwood Field	6 2 12	ditto		
	273	Ditto	11 2 17	ditto		
	274	Ditto	31 3 22	ditto		
	275	Ditto	0 2 05	ditto	ditto	
	276	Ditto	5 0 03	ditto		
	277	Ditto	4 2 05	ditto		
	48	Chapman's Field	2 3 30	pasture		
	49	Ditto	2 0 31	ditto		
	52	Ditto	3 0 29	ditto		
	53	Ditto	1 3 35	ditto		
	54	Ditto	1 2 12	ditto		
	55	Ditto	4 2 02	ditto		
		Carried over				

Tenant	N°.	Names of Pieces	Quantity			Observations	Rent £. s. d. 245 6 0
			A.	r.	p.		
Brought over							
	56	Washtons	4	2	26	pasture	
	57	Mole-Hill Field	4	0	8	ditto	
	58	Four Acres	4	3	9	ditto	
	59	Fishings	12	3	6	ditto	
	75	Carter's Field	0	3	36	ditto	
	76	Ditto	4	0	24	ditto	
	77	Ditto	1	2	8	ditto	
	78	House, Garden, &c.	0	1	23		
	129	Dove House Field	9	3	27	ditto	
	131	House, Barns, Yards, Garden, &c.	1	0	24		
	133	Pightle	0	2	32	ditto	
	134	House, &c.	2	0	26		
	135	Jacob's Meadow	18	0	4		
			TOTAL 4 22 2 4				
	130	Cottage, &c.	0	0	12		
	132	Mr. John Hatley's, Blacksmith, House, Garden and Close	0	2	11		5 0 0
	241	Grove	0	2	15	wood	0 0 0
+ 136		Mr. Gregory's Cottage and Close, late Mr. Webb's, Barker Wollard's Cottage and Garden	0	2	18	In Hand	250 0 0
		N. B. A Sheep-Walk on this Farm without Stint					

L O T VII.

Consists of a Farm-house, Barns, Dove-house, Stables, Out-houses, &c.
In the Parish of HORSHEATH.

N°.			Quantity			Observations	Rent
			A.	r.	p.		
Widow Kent, on Lease for 21 Years, from Michaemas 1771							
60	Fishings	—	8	0	19	pasture	
61	Moor Meadow	—	3	1	30	ditto	
66	Lower Poslings	—	4	0	27	ditto	
67	Upper Ditto	—	6	2	26	ditto	
68	Drift Way	—	0	3	17	ditto	
69	Six Acres	—	5	1	09	ditto	
70	Garret Field and Orchard	—	8	3	39	ditto	
71	Garret Meadow	—	8	1	12	do. & arable	
72	Mole-Hill Field	—	5	1	38	pasture	
120	Night Field	—	3	3	21	arable	
121	Night Close	—	4	1	36	pasture	
122	Close and Barns	—	0	2	21	ditto	
123	House, Barns and Yards	—	0	3	14		
124	Orchard	—	1	1	11	ditto	
125	Home Field	—	5	3	03	ditto	
126	Barn Field	—	4	1	00	ditto	
127	Berry Field	—	2	0	36	pasture	
128	Panfar Hill	—	4	0	13	arable	
278	Part of Tosbrook Field	—	3	0	00	ditto	
279	Birds Close	—	0	3	34	ditto	
280	Part of Tosbrook Field	—	2	2	28	ditto	
281	Ditto	—	0	1	17	ditto	
282	Ditto	—	1	3	25	ditto	
283	Ditto	—	3	1	23	ditto	
284	Ditto	—	1	0	38	ditto	
285	Ditto	—	6	0	19	ditto	
286	Ditto	—	5	0	16	ditto	
287	Ditto	—	0	3	38	ditto	
288	Nine Acres	—	2	3	18	ditto	

N ^o .	Names of Pieces	Brought over	Quantity A. r. p.	Quality	Observations	Rent £. s. d.
289	Part of Tosbrook Field	—	6 2 31	arable		
290	Ditto	—	17 0 44	ditto		147 0 0
291	Part of Chalksley Field	—	1 2 26	ditto		
292	Ditto	—	1 1 12	ditto		
293	Ditto	—	2 0 4	ditto		
294	Ditto	—	8 2 10	ditto		
295	Ditto	—	1 0 34	ditto		
296	Ditto	—	7 2 11	ditto		
297	Ditto	—	4 2 17	ditto		
298	Ditto	—	2 2 37	ditto		
299	Ditto	—	1 0 30	ditto		
300	Ditto	—	3 2 30	ditto		
301	Ditto	—	1 2 3	ditto		
302	Ditto	—	2 0 26	ditto		
303	Ditto	—	1 3 34	ditto		
304	Ditto	—	4 3 31	ditto		
237	Ditto	—	1 2 17	ditto		
305	Ditto	—	0 3 08	ditto		
306	Ditto	—	0 1 12	ditto		
307	Ditto	—	1 2 9	ditto		
308	Ditto	—	6 2 10	ditto		
309	Ditto	—	0 1 12	ditto		
310	Ditto	—	1 1 33	ditto		
311	Ditto	—	3 0 18	ditto		
312	Ditto	—	2 2 18	ditto		
313	Ditto	—	2 1 32	ditto		
314	Ditto	—	9 0 31	ditto		
315	Ditto	—	2 2 13	ditto		
316	Part of Shudy Camps Field	—	7 1 8	ditto		
317	Ditto	—	5 1 19	ditto		
318	Ditto	—	0 3 11	ditto		
319	Ditto	—	1 0 8	ditto		
320	Ditto	—	1 0 39	ditto		
321	Ditto	—	1 3 6	ditto		
322	Ditto	—	1 1 14	ditto		
323	Ditto	—	1 1 1	ditto		
324	Ditto	—	2 0 17	ditto		
325	Ditto	—	2 0 24	ditto		
326	Ditto	—	2 1 27	ditto		
327	Ditto	—	4 3 26	ditto		
328	Ditto	—	1 2 6	ditto		
329	Ditto	—	1 1 8	ditto		
330	Ditto	—	1 1 4	ditto		
331	Ditto	—	5 2 21	ditto		
332	Ditto	—	0 3 22	ditto		
333	Ditto	—	0 2 26	ditto		
334	Ditto	—	5 1 19	ditto		
335	Ditto	—	2 3 34	ditto		
336	Ditto	—	1 0 38	ditto		
337	Ditto	—	0 3 22	ditto		
338	Ditto	—	0 3 8	ditto		
			262 3 21			
119	John Webb, late John Whitehead's Cottage, Garden and Close	—	0 2 30			
		TOTAL	263 2 11			
						3 0 0
						150 0 0

This Farm is subject to a Quit Rent, payable to the Charter House of 2l. 17s. and also one other Quit Rent of 3s. 2d. payable to the Dean and Chapter of Ely.

Solo

L O T VIII.

16	Henry Golding, at Will.	—	13	1 14	Pasture	This is in Wethersfield, in the county of Suffolk.	£. s. d.
8	Part of Broad Meadow	—	3	1 4	Meadow		
		TOTAL	16	1 8			8 1 9

L O T IX.

Consists of Farm-house, Barns, Stables, Out-houses, &c.

In the Parish of HORSEHEATH.

Tenant	No.		Quantity	Quality	LAND TAX.			Rent £. s. d.
					A.	r.	p.	
Benjamin Prime, on Lease for 9 Years, from Mi- chaelmas 1771	73	Great Horse Pasture	—	9 0 31	pasture			
	74	Little ditto	—	4 0 23	ditto			
	75	Part of Carnell's Green	—	0 1 20	ditto			
	79	Carnell's Green	—	5 3 11	ditto			
	80	House, Barns, Yards, Close, Moats, &c.	—	2 2 19				
	81	Grove	—	4 0 23	ditto			
	82	Byfords	—	5 2 5	ditto			
	83	Part of Camps Field	—	10 2 22	arable			
	84	Ditto	—	1 0 26	ditto			
	85	Ditto	—	0 1 29	ditto			
	86	Ditto	—	2 1 23	ditto			
	87	Ditto	—	1 2 32	ditto			
	88	Ditto	—	1 2 17	meadow			
	89	Ditto	—	0 3 31	arable			
	90	Ditto	—	0 3 24	ditto			
	91	Severals	—	12 3 28	ditto			
	92	Pantage	—	11 0 27	ditto			
	93	Close	—	1 2 31	pasture			
	94	Pantage	—	4 1 17	ditto			
	95	Part of Long Lay	—	3 2 2	ditto			
	96	Ditto	—	6 1 38	ditto			
	97	Pinford	—	6 2 24	ditto			
	98	Six Acres	—	7 0 29	arable			
	99	New Field	—	3 1 12	pasture			
	100	Cork Meadow	—	5 3 4	meadow			
	101	Middle Field	—	16 3 18	arable			
	102	Lower Lay	—	6 2 39	ditto			
	103	Upper ditto	—	6 0 5	ditto			
	104	Oven ditto	—	0 2 17	pasture			
	105	Slip	—	0 1 8	ditto			
	106	Northway Field	—	5 3 30	arable			
	107	Little ditto	—	2 0 15	ditto			
	108	Deans Bottom	—	5 0 9	ditto			
	109	Lower Field	—	13 0 7	ditto			
	110	Part of Common Field	—	3 1 6	ditto			
	111	Readings	—	9 3 2	ditto			
	112	Six Acres	—	6 2 24	ditto			
	113	Readings Meadow	—	3 0 29	meadow			
	114	Wrens Park	—	0 1 38	arable			
	115	Folly	—	1 2 35	ditto			
	116	Further Copy	—	2 3 2	ditto			
	117	Sawpit Meadow	—	4 3 27	do. & mead.	College Land		
	118	Hither Copy	—	3 0 6	arable			
		Deduct Carnell's Green		207 0 25				
				6 0 31				
		TOTAL	201	0 34				

L O T X.

Consists of a Farm-house, Barns, Stables, Dove-house, Outhouses, &c.
In the Parishes of Horseheath, Shudy Camps and Withersfield.

Tenants	N ^o	Names of Pieces	Quantity			Quality	L A N D T A X			Rent £. s. d.
			A.	r.	p.		Observations	£.	s.	
Richard Fitches, on Lease for 15 Years, from Mi- chaelmas 1772.	17	Bye Sea Pasture	—	7	3	21	meadow			140 0 0
	18	Bye Sea Meadow	—	9	2	8	ditto			
	19	Lower Haunchett Field	—	18	1	25	arable			
	20	Upper ditto	—	11	3	29	ditto			
	21	Middle Field	—	20	2	8	pasture			
	22	Upper Field	—	13	2	33	ditto			
	23	Eighteen Acres	—	19	3	12	arable			
	24	Clay-Pit Field	—	13	1	9	ditto			
	25	Home Field	—	16	2	4	ditto			
	26	Lower Field	—	7	1	38	pasture			
	27	Home Pasture	—	12	2	2	ditto			
	28	Flat Pightle	—	2	1	4	ditto			
	29	House, Barns, Yards, Gar- den, Orchard, &c.	—	3	2	9				
	30	Calves Pasture	—	2	2	2	ditto			
	31	Shadowings	—	6	1	26	arable			
	32	Hunt's Meadow	—	8	2	28	meadow			
	33	Bushy Pasture	—	5	1	13	pasture			
	34	Part of Puckle Meadow	—	6	1	18	meadow			
	35	Crab-Tree Field	—	20	3	2	arable			
	36	Part of Post Field	—	3	13	meadow				
	37	Ditto	—	8	1	14	arable			
	38	Ditto	—	3	3	6	ditto			
	39	Ditto	—	1	10	meadow				
	40	Ditto	—	1	23	ditto				
	41	Ditto	—	1	0	15	ditto			
	42	Ditto	—	2	2	3	arable			
	43	Turf Field	—	7	2	8	pasture			
	44	Little High Lays	—	10	2	12	do. & arable			
	45	Ten Acres	—	11	2	15	arable			
	46	Great High Lays	—	2	3	3	do. & past.			
	47	Maid Meadow	—	7	1	20				
		T O T A L	28	2	20	20				

N^o 13. A House made into Two Cottages which go with this Farm

✓ L O T XI.

Consists of a good Farm-House, Barns, Out-houses, Stables, &c.

In the Parish and Manor of WEST WICKHAM.

Tenants	N ^o	Names of Pieces	Quantity			Quality	Names of Pieces Brought over	Quantity			Quality	Rent	
			A.	r.	p.			A.	r.	p.			
Thomas Chickall, on Lease for 21 Years, from Mi- chaelmas 1764.	17	Long Meadow	—	5	1	7	meadow	47	Shiel Croft	—	5	3 17	Pasture
	18	Wrens Park	—	1	29	pasture		48	Ditto	—	5	2 23	ditto
	19	Great Lay	—	19	33			49	Round Close	—	3	2 24	ditto
	20	Crab-Tree Field	—	10	1	12		50	Garden, Pightle and Island	—	1	2 24	
	21	Crab-Tree Pightle	—	4	2	24		5	House, barns, yards, ponds, orchard and barn pightle	—	4	1	
	22	Grove	—	1	2	35		52	Stable Lay	—	7	2	7
	23	Long Forty Acres	—	2	1	11		54	Mare Parks	—	4	2	8
	24	Further Lay	—	9	3	12		55	—	9	3 11		
	25	Plow'd Forty Acres	—	22	1	32		57	Little Hare Wood	—	3	7	wood
	26	Little Charways	—	8	1	19		58	Cow Pasture	—	13		pasture
	28	Great ditto	—	35	1	20		73	Part of Stretley Field	—	3		arable
	30	Knox Hill	—	20	1	19		75	Part of Stone Field	—	2	3	14 ditto
	31	Pond Field	—	10	2	28		76	Ditto	—	1	1	19 ditto
	32	Ten Acres	—	11	3	15		78	Ditto	—	1	1	17 ditto
	33	Pightle	—	4	2	9		79	Ditto	—	2	2	0 ditto
	34	Lodge Meadow	—	21	1	3		81	Part of Hall Field	—	7	2	31 ditto
	36	Nine Acres	—	11	1	19		83	Ditto	—	11	2	36 ditto
	37	Round Meadow	—	12		arable		86	Ditto	—	9		33 ditto
	38	Bower and Chase	—	39	3	25	pasture	87	Ditto	—	2	1	7 ditto
	39	The Lays	—	12	2	29	ditto	89	Calves Close	—	1	0	pasture
	41	Hill Forty Acres	—	35	1	12	ditto	90	Part of Little Field	—	5	2	38 arable
		Carried over	—	—	—	—		93	Ditto	—	5	2	30 ditto

N. B. For the mutual Convenience of the Tenant of this Farm and Mr. Amey, there is an Exchange of Land, said Charles Amey occupies eighteen Acres, and Half in sixteen Pieces, in Lieu of eleven Acres and a Half which Mr. Thomas Chickall occupies in four different Pieces, lying and being in Hall Field and Stretly Field.

✓ L o g T XII.

Consists of Two Farm-Houses, Malting House, Barns, Stables, Out-Houses, &c.
in the Parish of *Wickham*.

The Whole is Tythe
free.

L O T X I I I

John Lofts,	A Cottage and Garden	2 11 0
at Will.	A Close of the yearly Value of	2 0 0
	17 00	4 11 0
	Lot XIII	
at	Public house let to Robt. Monroes at £6. 7 3 pds	
	Lot XIV.	

Parsonage Farm, with House, Barns, Stables, Out-houses, &c. Manor of
West Wickham, with all its Rights, Privileges and Immunities thereunto belonging.

WICKHAM continued.

£ 361.13 -

N. B. The Purchaser of this Lot is to provide a Curate to serve the Parish at his own Expence; also subject to the Payment of a Pension to the Diocese of Ely, of 11. 7s. 2d. and a Fee Farm Rent of Four Pounds, out of which 14s. Land Tax is allowed, and for Tithes, &c. 4s. 2d. the Chancel of the Church to be kept in Repair by the Proprietor of this Farm.

✓ L o t XV.

Manor of *Stretly Hall*, with all its Rights, Immunities, and Appurtenances thereto belonging, consists of Farm-house, Barns, Stables, Out-houses, &c.

In the Parish of WICKHAM.

No.	Names of Pieces	Quantity			No.	Names of Pieces	Quantity			Rent	
		A.	r.	p.			A.	r.	p.		
Charles A- 84	Part of Hall Field	—	t	1 24	arable	340	—	—	—	1	0 6
mey, on 200	Part of Causeway Field	—	4	2 25	do.	349	Do.	—	—	9	2 23
Lease for 204	Do.	—	0	3	8 do.	356	Do.	—	—	1	3 1
9 Years, 205	Do.	—	0	1	33 do.	365	Do.	—	—	1	2 29
from Mi- 217	Part of Stone Berry Hill	—	5	2 29	do.	367	Do.	—	—	1	2 39
chaelmas 224	Do.	—	1	0	c do.	371	Part of Down Field	—	—	3	1 0 do.
1771.	Do.	—	2	0	16 do.	373	Do.	—	—	0	3 8 do.
225	Do.	—	0	3	26 do.	375	Do.	—	—	2	2 37 do.
227	Do.	—	0	2	30 do.	377	Do.	—	—	1	0 39 do.
237	Do.	—	2	c	17 do.	378	Do.	—	—	5	0 4 do.
245	Do.	—	1	0	6 do.	380	Do.	—	—	4	1 12 do.
251	Do.	—	3	0	27 do.	383	Do.	—	—	0	3 37 do.
272	Part of Valley Shotts	—	1	0	0 do.	384	Do.	—	—	0	3 13 do.
278	Do.	—	3	2	18 do.	386	Do.	—	—	1	1 19 do.
298	Part of Arsey Croft	—	1	1	37 do.	389	Do.	—	—	c	2 24 do.
304	Do.	—	0	3	22 do.	390	Do.	—	—	1	0 4 do.
312	Do.	—	1	1	9 do.	391	Do.	—	—	2	0 33 do.
313	Do.	—	2	0	9 do.	393	Do.	—	—	1	0 9 do.
317	Do.	—	1	0	11 do.	394	Pond Field	—	—	3	3 9 pasture
321	Do.	—	0	3	4 do.	395	Do.	—	—	0	3 37 do.
323	Do.	—	0	3	16 do.	396	Pond Grove	—	—	2	3 12 wood
331	Part of West Field	—	4	1	30 do.	397	Down Croft	—	—	1	0 28 arable
334	Do.	—	3	3	3 do.	398	Oxley	—	—	7	2 2 meadow
336	Do.	—	5	2	7 do.	399	Barns, Yards, Ponds,	—	—	1	2 2
338	Do.	—	1	0	1 do.	&c.	—	—	—	—	—
339	Do.	—	—	—	—	—	Carried over	—	—	—	—

The Whole is Tythe-Free.

N. B. This Farm has a Right to One-Half of Mr. Haggerston's Folding, for Exchange of a small Quantity of Land, (attend to the Remark at the Bottom of Mr. Chickall's Farm) and is subject to the Payment of a Grit of 2l. 1s. 8d. to Balsham.

LOT XVI.

Consists of the *Manor of Yennold*, with all its Rights, Privileges, Immunities and Appurtenances thereto belonging, and a Farm-house, Barns, Out-houses, Stables, &c. in the Parish of *Wickham*.

WICKHAM continued.

No.	Names of Pieces	Quantity			No.	Names of Pieces	Quantity			Rent					
		A.	r.	p.			Quality	A.	r.	p.					
12	Great Skippers	22	3	29	pasture	196	—	2	3	34	arable	275	0	0	
13	Little ditto	4	3	8	do.	202	part of Causeway Field	3	0	28	do.				
on Lease	16 Part of Willow Field	1	0	12	arable	222	part of Stoneberry Hill	1	1	1	c do.				
for twelve	132 Part of Readings	0	2	16	do.	226	do.	—	1	0	1c do.				
Years,	136 ditto	1	1	13	do.	235	do.	—	0	1	35	do.			
from Mi-	139 ditto	8	1	15	do. & m.	236	do.	—	1	1	14	do.			
chaelmas	154 Two Acres	2	1	4	pasture	240	do.	—	1	0	39	do.			
1771.	155 Seven Rood	3	2	17	do.	243	do.	—	0	2	25	do.			
	156 Three-Acre Meadow	2	1	31	do.	244	do.	—	0	3	34	do.			
	157 Bushey Pasture	9	2	15	do.	246	do.	—	0	1	27	do.			
	159 Further Sower Pasture	13	3	37	do.	249	do.	—	1	0	8	do.			
	160 Lower ditto	8	3	22	do.	252	do.	—	3	0	36	do.			
	162 Sweet Pasture	31	3	36	do.	253	do.	—	0	3	33	do.			
	163 Four-Acre Pightle	4	3	3	do.	254	do.	—	1	1	c do.				
	164 House, Barns, Yards, Orchard, Garden, Moat and Close	6	3	14		256	do.	—	1	1	5	do.			
	165 Home Field	47	0	21	arable	259	part of Pageant Hill	2	1	5	do.				
	166 Part of Willow Field	6	0	24	do.	261	part of Bleacham Shot	2	0	18	do.				
	170 do.	5	0	24	do.	263	do.	—	0	3	24	do.			
	173 do.	0	2	3	do.	266	—	—	5	3	8	do.			
	175 Sheeps Lay	15	1	16	pasture	273	part of Valley Shots	3	3	11	do.				
	176 Long Meadow	0	3	22	meadow	274	do.	—	0	2	38	do.			
	177 do.	2	0	30	do.	277	do.	—	0	3	c do.				
	178 do.	5	1	12	do.	280	do.	—	1	0	34	do.			
	179 Caught Field	73	0	25	arable	293	part of Arsey Croft	0	3	35	do.				
	180 Long Croft	22	1	0	do.	294	do.	—	0	1	53	do.			
	181 Grove	1	3	19	wood	299	do.	—	1	3	32	do.			
	182 Smith's Meadow	6	1	22	meadow	307	do.	—	0	3	c do.				
	183 Part of Hook's Field	5	2	3	do. & ar.	319	do.	—	0	1	16	do.			
	184 do.	6	2	20	arable	327	do.	—	0	1	36	do.			
	185 Hook Pightle	1	3	10	pasture	388	part of Down Field	0	2	30	do.				
	187 Part of Pageant Hill	1	1	34	arable	161	T O T A L	490	0	4	29	do.			
	188 Ditto Sheep Lays	54	3	14	pasture	Yennold Wood, in hand	17	3	4	17	15	0			
	191 Do.	18	1	32	arable	Langton's Grove									
	192 Do.	1	2	25	pasture	Robert Manning and									
	193 part of Shepherd's Croft	14	3	12	arable	John Pollard, two									
	194 do.	1	2	0	do.	Cottages									
	195 do.	28	0	38	do.										
									507	3	8		295	18	0

The Whole is Tythe Free.

N. B. A good Sheep-Walk to this Farm without Stint.

L O T XVII.

Consists of a Farm House, Barn, Outhouse, &c. in the Parish of Wickham.

Tenant	No.	Names of Pieces	Quantity	A.	r.	p.	Quality	No.	Names of Pieces	Quantity	A.	r.	p.	Quality	Rent	
Brought over								Brought up								f. s. d.
Wm. Beans on Lease for 21 Years, - from Michaelmas 1771.	145	House, Barns, Yards, &c.	2	0	39			329	part of West Field	1	1	20	arable	57	11	9
	146	Home Field	5	2	8	pasture		351	do.	1	0	20	do.			
	53	Allen's Field	13	2	32	arable		353	do.	0	2	29	do.			
	56	Hides	14	2	16	do.		355	do.	2	1	0	do.			
	60	Row Meadow	14	3	24	pasture		357	do.	0	3	36	do.			
	61	ditto	11	0	6	do.		358	do.	1	2	16	do.			
	62	Close and Barn	1	0	28	do.		360	do. College Land	1	1	11	do.			
	69	College Land	0	2	34	do.		368	do.	1	1	34	do.			
	70	ditto	0	0	35	do.		410	part of Doddle	1	1	19	do.			
	71	do. part of Stretley field	5	2	30	arable		415	do.	0	3	29	do.			
	72	part of Stretley Field	2	1	1	do.		416	Pightle	0	2	27	pasture			
	74	part of Stone Field	0	2	19	do.		418	Coll. Land part of Dod.	2	1	24	arable			
	77	do.	2	1	25	do.		422	do. part of Stretley Field	1	0	32	do.			
	80	do.	0	2	12	do.		424	do.	1	0	37	do.			
	88	Long Close	2	1	16	pasture		429	part of Stretley Field	0	3	35	do.			
	96	part of Little Field	2	3	22	arable		430	do.	0	1	24	do.			
	114	part of Willow Field	1	0	9	do.		432	do.	1	1	12	do.			
	115	do.	1	0	38	do.		433	do.	1	0	18	do.			
	126	part of Readings	1	3	35	do.		434	do.	0	1	5	do.			
	206	College Land, part of Causeway Field	0	3	38	do.		444	do. College Land	3	0	37	do.			
	207	do.	1	2	30	do.		448	do.	0	1	21	do.			
	208	part of Causeway Field	1	1	19	do.		450	part of Stretley Field	1	3	26	do.			
	247	part of Stone Berry Hill	1	2	19	do.		457	part of Causeway Field	1	0	27	do.			
	269	part of Valley Shots	3	0	6	do.		457	do. College Land	0	2	2	do.			
	314	part of Arsey Crofts	0	3	23	do.		458	part of Causeway Field	0	1	10	do.			
	316	do.	0	2	30	do.		461	do.	1	1	31	do.			
		Carried up						463	do.	0	3	32	do.			
														TOTAL	127 2 15	57 11 9

Note, No. 145 and 146 are in the Parish of Horseheath, and tytheable.

The Quantities not fixed to the Cottages are cast up with the adjoining Closes.

The Whole is Tythe free.

London July 2d. 1777

Acknowledge to have this day purchased Lots
Eleven, Twelve, Fourteen, Fifteen, Sixteen & Seventeen,
Part of the within mentioned Estate for the Sum of
Thirty five Thousand Pounds and have paid into the
Hands of messrs Christie & Ansell Agents for the
Trustees & Parties mentioned in the Act of Parliament
for the Purposes of selling the within mentioned Estate,
the Sum of

as a Deposit & in part of Payment of said Purchase Money,
and hereby promise to pay the Remainder of said Purchase
Money & to compleat my said Purchase on or before Lady
Day next, on having a good & sufficient Title conveyed
to me by the said Trustees agreeable to the particular
Conditions of Sale.



CONDITIONS OF SALE.

- I. THAT the highest Bidder shall be the Buyer; and if any Dispute shall arise between two or more Bidders, the said Estate shall be immediately put up again for Sale.
- II. The Biddings to be Ten Pounds advance.
- III. That the Purchaser or Purchasers shall immediately pay down Five Pounds per Cent. into the Hands of Mess. CHRISTIE and ANSELL, as a Deposit, and in Part of the Purchase Money, and sign an Agreement for Payment of the Remainder, on or before Lady Day next, when the Purchases are to be compleated.
- IV. The Trustees will make out a good Title in Fee Simple, and by proper Deeds and Writings convey over the Premises to the Purchasers and their Heirs, on or before Lady Day next, upon the Purchasers paying the Remainder of the Purchase Money, and being at the Expence of the Conveyances, over and above their Purchase Money. And to enable the Purchasers to compleat their Purchases within the Time before limited, the Owner will forthwith deliver to the Purchasers an Abstract of the Title.
- V. That the Purchasers shall be put into Receipt of the Rents and Profits of the Premises at Lady Day next, to which Time the Owner will discharge all Taxes and other Outgoings.
- VI. The Purchaser of the principal Lot to be in Possession of the Title Deeds, upon entering into Deeds of Covenant with the several Purchasers of the other Lots, to produce the Title Deeds and Writings in the usual Way; and the Purchaser of the lesser Lots to have attested Copies of the original Deed, at the Vender's Expence.
- VII. Upon Failure of complying with the above Conditions, the Money deposited shall, at the Expiration of the Time before limited, become forfeited to the Trustees, and they shall then be at full Liberty to re-sell the Premises. And if on such Resale, there shall be any Deficiency, the Purchasers at this Sale, neglecting to comply with these Conditions, shall make good such Deficiency to the Owner, and all Expences that shall attend such Resale.

All the Timber and Timber-like Trees to be taken by the Purchasers of the several Lots at a fair Valuation, down to six Inches Girt inclusive.

N.B. All his Lordship's Right, Title & Interest in & upon the Common in the Manor of West Wickham are to be included in the purchase of the said Lots contained in the said Manor.

A
Particular and Conditions

OF A NOBLE, VALUABLE

FREE HOLD ESTATE,

Situate, lying and being

In the Counties of Cambridge and Suffolk.

This Land &

